



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

December 1, 2017

Mark Berger
513719 114th Ave E
Puyallup, WA 98374

RE: Berger Parcel Combination CB-17-00014

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, Please note the following items that must be completed to complete the process:

1. Please be advised that once two parcels have been combined, they cannot be separated again.
2. Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the boundary line adjustment.

If you have any further questions, please feel free to contact me at (509)-962-7637.

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

cc. Assessor's Office



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

December 1, 2017

Mark Berger
13719 114th Ave E
Puyallup, WA 98374

RE: Berger Parcel Combination CB-17-00014

Parcel Number	Map Number
954986	21-14-16061-0002
954987	21-14-16061-0003

Dear Mr. Berger,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combination and must be submitted to our offices for review:

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.

If you have any further questions, please feel free to contact me at (509)- 962-7637, or via email at chelsea.benner@co.kittitas.wa.us

Sincerely,

Chelsea Benner
Staff Planner

CC: Encompass

From: [Holly Duncan](#)
To: [Chelsea Benner](#)
Subject: RE: CB-17-00017 Berger
Date: Wednesday, November 22, 2017 11:33:23 AM

Public Health sees no issues with the proposed application.

From: Chelsea Benner
Sent: Thursday, November 09, 2017 4:36 PM
To: Kelly Bacon; Holly Duncan
Subject: CB-17-00017 Berger

Hello,

Please review the file for parcel combination CB-17-00014. Please provide comments prior to November 23, 2017.

[CB-17-00014 Internal](#)

[CB-17-00014 External](#)

Thank you!

Chelsea Benner

Planner I

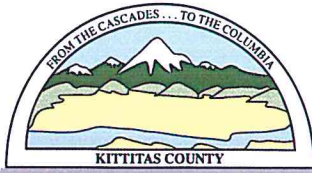
Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 25, 2017

Mark Berger
13719 114th Ave E
Puyallup, WA 98374

RE: Berger Parcel Combination (CB-17-00014)

Dear Applicants,

Kittitas County Community Development Services received a Parcel Combination permit on October 12, 2017. This application was determined **complete** as of October 25, 2017.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07.
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at chelsea.benner@co.kittitas.wa.us.

Sincerely,


Chelsea Benner

Planner I

Kittitas County Community Development Services

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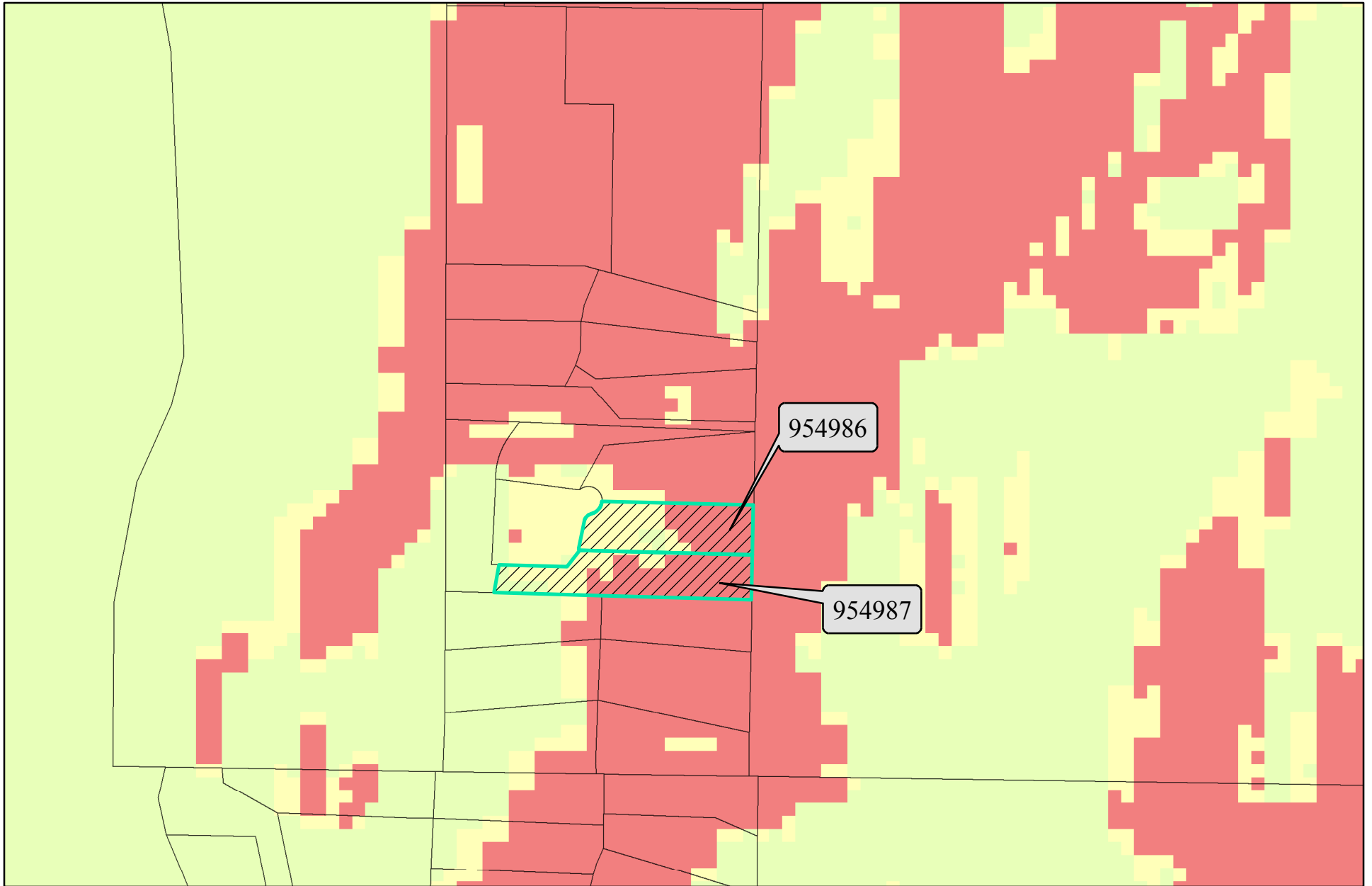
cc: Encompass



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

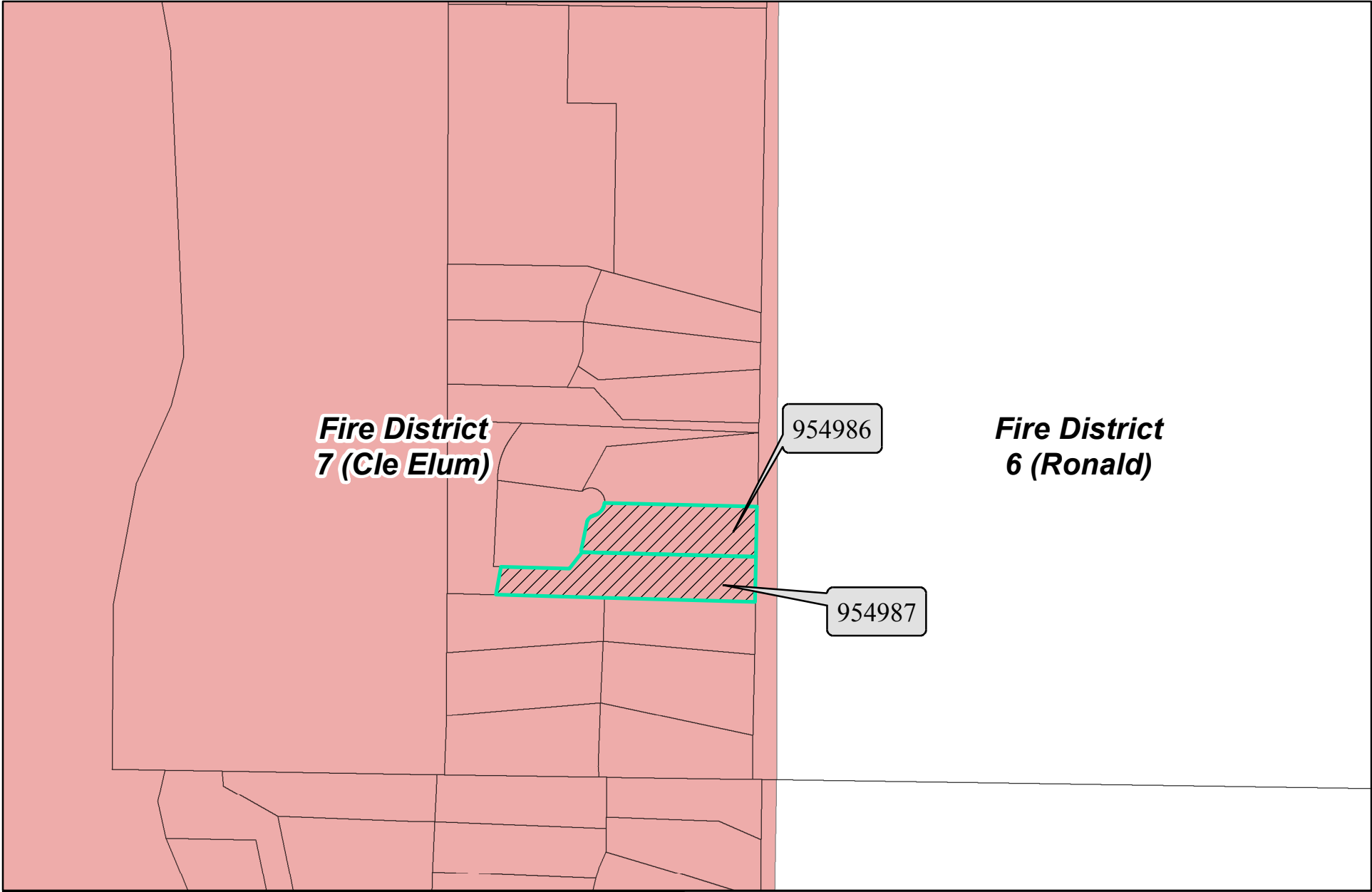
CB-17-00014
Berger

Arial Photo



CB-17-00014
Berger

Critical Area
Slope



***Fire District
7 (Cle Elum)***

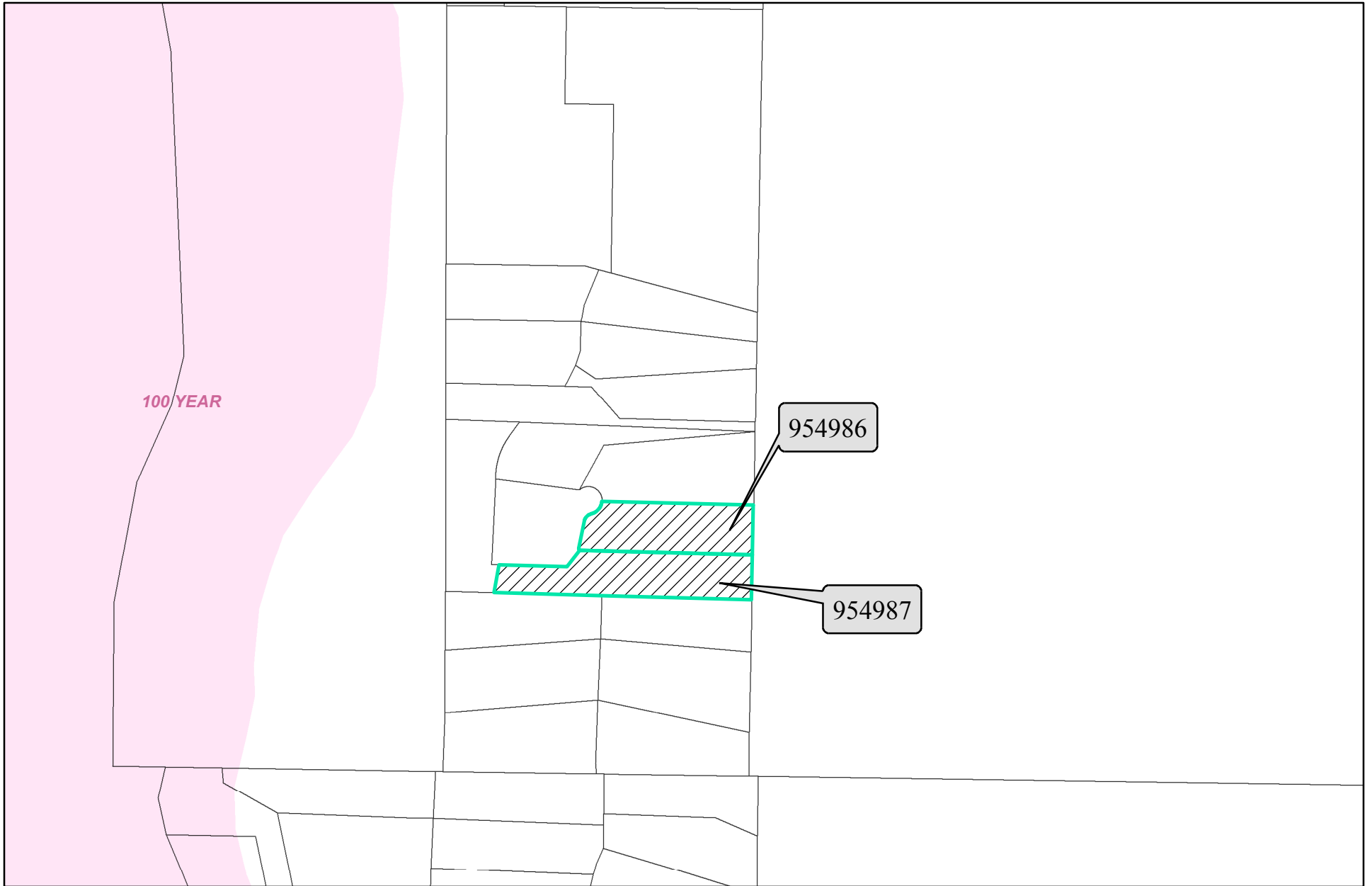
954986

***Fire District
6 (Ronald)***

954987

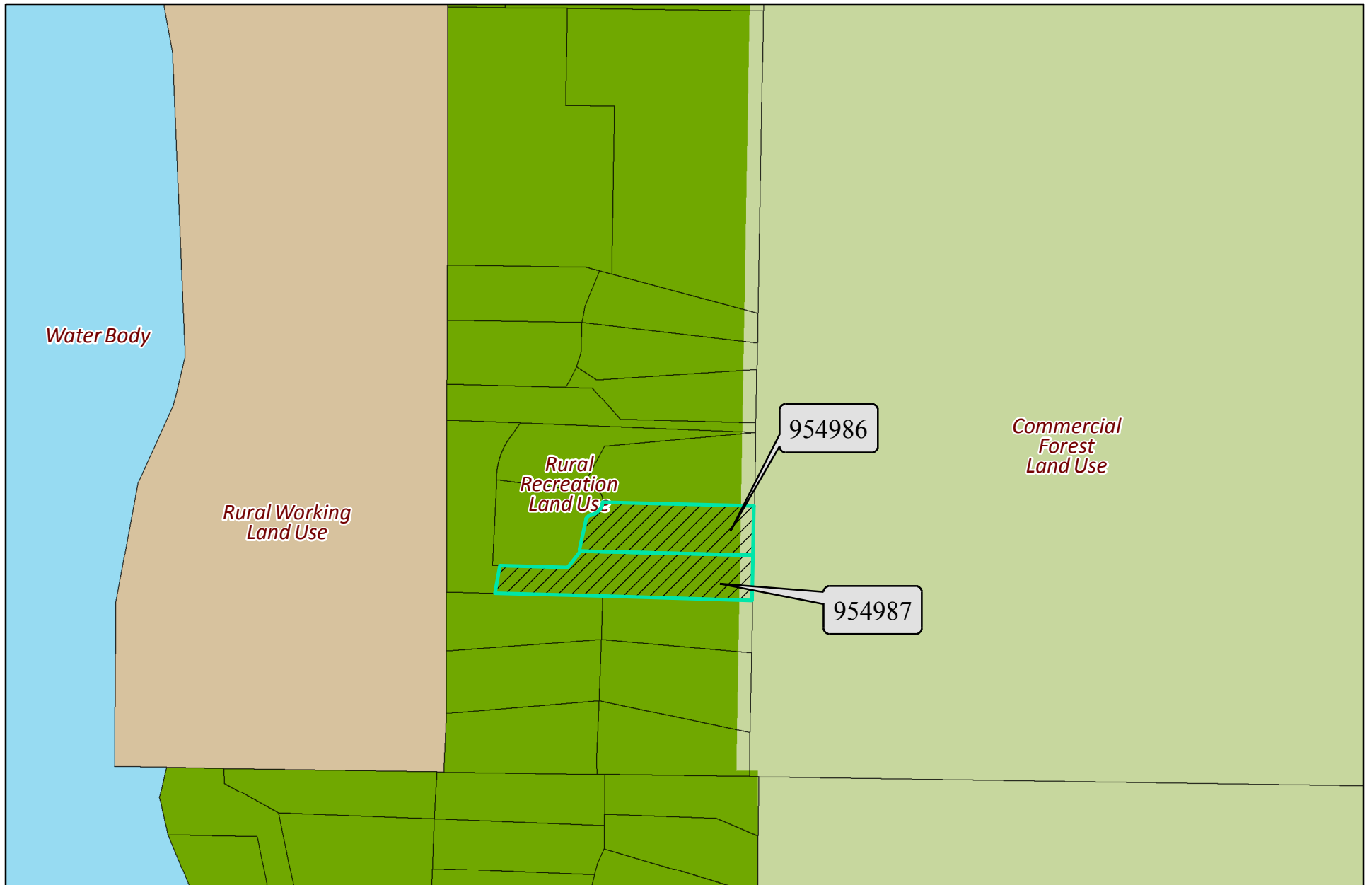
CB-17-00014
Berger

Fire Districts



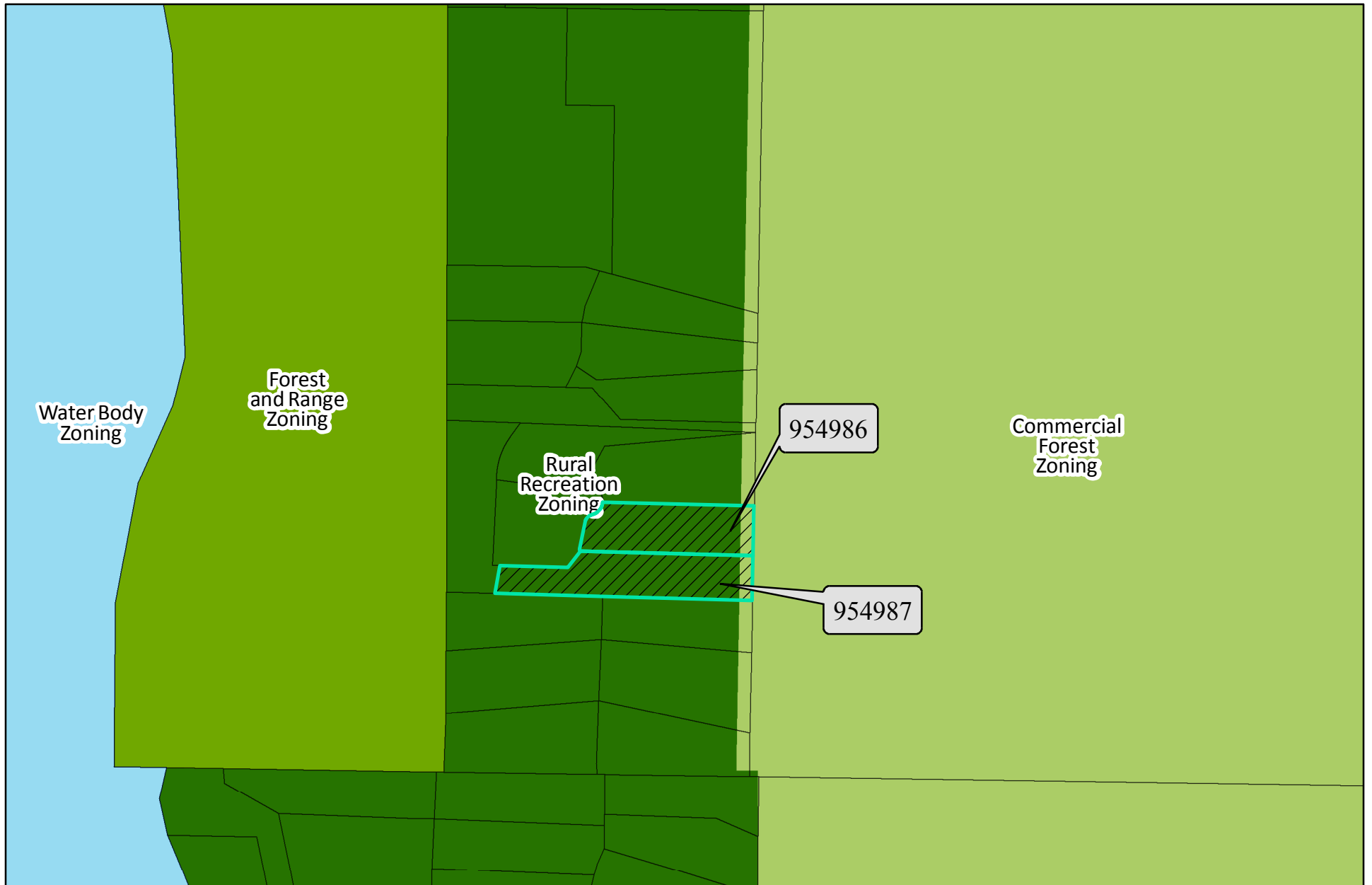
CB-17-00014
Berger

Flood



CB-17-00014
Berger

Land Use



CB-17-00014
Berger

Zoning

Kittitas County COMPAS Map



1 inch = 752 feet
Relative Scale 1:9,028

Date: 9/12/2017

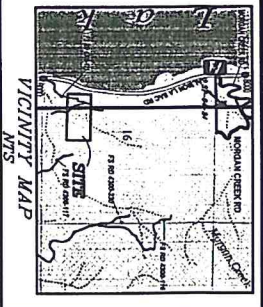
Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



RECEIVING NUMBER 200809170030

11-171

08/17/2008 04:23:31 PM V: 11 P: 171 200809170030
 KITTITAS COUNTY REGISTER
 P-06-47



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 DATED AND APPROVED THIS 23RD DAY OF
 SEPTEMBER A.D. 2008
[Signature]
 PUBLIC WORKS ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE WESTERN INVESTMENT GROUP
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT
 THE SWAGE AND WATER SYSTEM HEREBY SHOWN
 DOES MEET AND COMPLY WITH THE REQUIREMENTS
 OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS 15TH DAY OF SEPTEMBER A.D. 2008
[Signature]
 COUNTY HEALTH DEPARTMENT

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WESTERN INVESTMENT GROUP
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS
 COUNTY PLANNING COMMISSION.
 DATED THIS 15TH DAY OF AUGUST A.D. 2008
[Signature]
 COUNTY PLANNING DIRECTOR

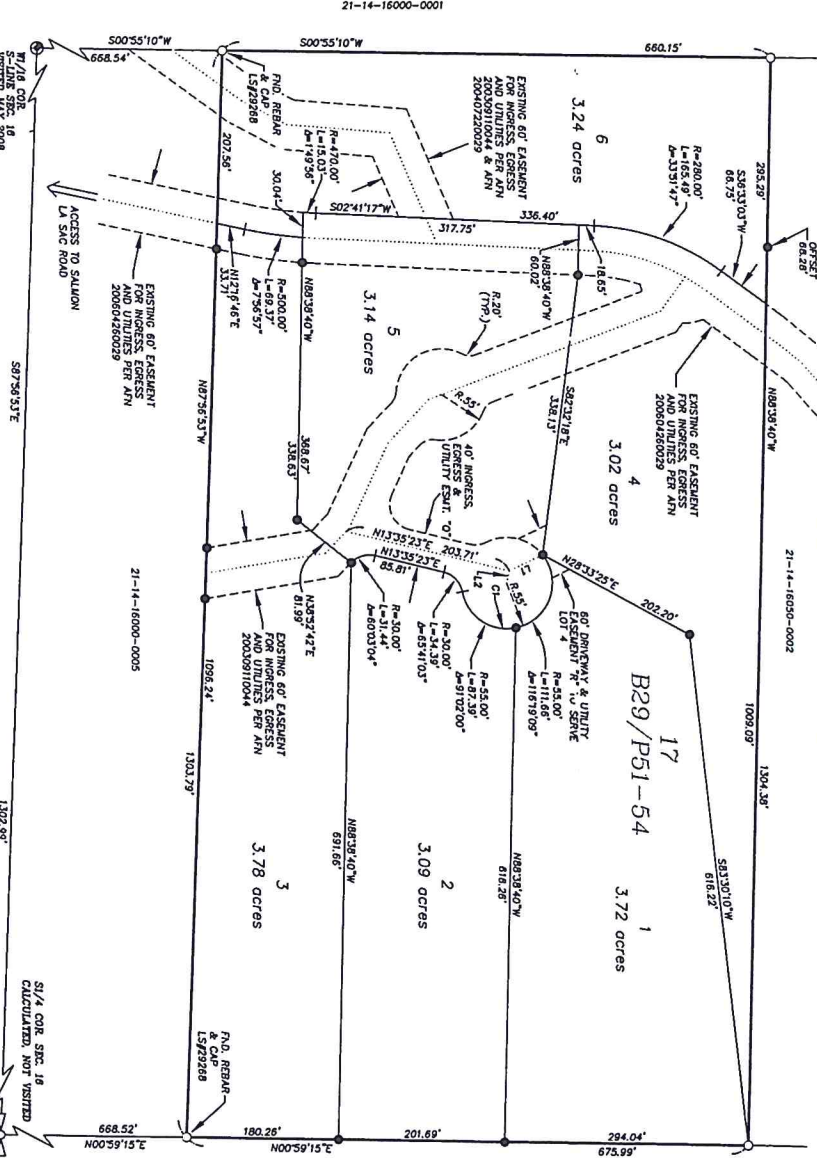
CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 HEREIN CERTAIN THAT THE TAXES AND ASSESSMENTS
 PAID FOR THE PRECEDING YEARS AND FOR THIS
 YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 21-14-16000-0004 (17604)
 DATED THIS 15TH DAY OF AUGUST A.D. 2008
[Signature]
 KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE WESTERN INVESTMENT GROUP
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THE
 PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR
 PLATING. PARCEL NO. 21-14-16000-0004
 DATED THIS 15TH DAY OF SEPTEMBER A.D. 2008
[Signature]
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 15TH DAY OF
 SEPTEMBER A.D. 2008
[Signature]
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A
 GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

WESTERN INVESTMENT GROUP PLAT
 LOCATED IN THE SW 1/4 SECTION 16, T.2N, R.14E, W.1M,
 KITTITAS COUNTY, STATE OF WASHINGTON



- SUBJECT NOTES:**
1. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARIES AS SHOWN HEREOF:
 NOS BOOK 28 PAGES 60 THRU 62
 NOS BOOK 29 PAGES 218 THRU 220
 NOS BOOK 27 PAGES 218 THRU 220
 2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 17 OF THAT CERTAIN SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGES 60 THROUGH 62, IN THE PUBLIC RECORDS OF KITTITAS COUNTY, WASHINGTON, AND TO SHOW THE DIVISION OF SAID SURVEY INTO SEVEN LOTS.
 3. KITTITAS COUNTY SETS BY THE RECORD THAT A SURVEY OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A TITLE RIGHT TO WITHDRAW GRADUATION WITHIN THE LAND DIVISION.

LINE	LENGTH	BEARING	AREA
1	516.23	S 89° 53' 51" W	500.53
2	516.23	S 89° 53' 51" W	500.53
3	516.23	S 89° 53' 51" W	500.53
4	516.23	S 89° 53' 51" W	500.53
5	516.23	S 89° 53' 51" W	500.53
6	516.23	S 89° 53' 51" W	500.53
7	516.23	S 89° 53' 51" W	500.53
8	516.23	S 89° 53' 51" W	500.53
9	516.23	S 89° 53' 51" W	500.53
10	516.23	S 89° 53' 51" W	500.53
11	516.23	S 89° 53' 51" W	500.53
12	516.23	S 89° 53' 51" W	500.53
13	516.23	S 89° 53' 51" W	500.53
14	516.23	S 89° 53' 51" W	500.53
15	516.23	S 89° 53' 51" W	500.53
16	516.23	S 89° 53' 51" W	500.53
17	516.23	S 89° 53' 51" W	500.53

- LEGEND**
- ○ ○ ○ ○ A QUARTER CORNER AS NOTED
 - ○ ○ ○ ○ END REBAR
 - ● ● ● ● SET REBAR & CAP LSI 18092
 - ⊙ ⊙ ⊙ ⊙ ⊙ 1/16 CORNER AS NOTED

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, Chapter 65A RCW, as amended, in A.S. 2008.

DAVID P. NELSON
 Surveyor
 Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this 17th day of Sept. 2008 at 10:21 AM in book 16 of PLATS, at page 171, at the request of DAVID P. NELSON, Surveyor of Kittitas County Auditor.

DAVID P. NELSON
 Surveyor
 Kittitas County Auditor

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 99222
 PHONE: (509) 874-4133
 FAX: (509) 874-4119

WESTERN INVESTMENT GROUP PLAT
 LOCATED IN THE SW 1/4 SEC. 16, T. 2N, R. 14E, W.1M,
 KITTITAS COUNTY, STATE OF WASHINGTON

OWN BY:	DATE:	JOB NO.:
G. WEISER	02/08	06033
CHD BY:	SCALE:	SHEET:
D. NELSON	1"=100'	1 OF 2

WESTERN INVESTMENT GROUP PLAT

LOCATED IN THE SW 1/4 SECTION 16, T.21N, R.14E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWNER:
WESTERN INVESTMENT GROUP LLC
6709 89TH ST CT E
PUYALLUP WA 98971

PARCEL #21-14-16000-0004 (17804)
ACRES: 20.00
6 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: R-3

P-06-47

RECEIVING NUMBER 20080170030

88/17/2008 04:23:31 PM V: 11 P: 172 208989170030
File No. 20080170030
Kititas County Plat
Page 2 of 2

EXISTING LEGAL DESCRIPTION:

PARCEL 17 OF THAT CERTAIN SURVEY RECORDED AUGUST 21, 2003, IN BOOK 29 OF SURVEYS, PAGES 51 THROUGH 54, UNDER AUDITOR'S FILE NO. 200308210060, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, T.21N, R.14E, W.M.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THAT CERTAIN SURVEY RECORDED AUGUST 21, 2003, IN BOOK 29 OF SURVEYS, PAGES 51 THROUGH 54, UNDER AUDITOR'S FILE NO. 200308210060, RECORDS OF KITITAS COUNTY, WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES THE 10 FOOT EASEMENT SHALL BE THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFAGED ORIGINALLY WITH GRAVEL.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-555-4344



On this 25th day of February, 2008 before me, the undersigned, a Notary Public for the State of Washington, appeared the undersigned and personally appeared DAVID P. NELSON and DAVID P. NELSON, respectively, of the County of Blaine, State of Washington, who being duly sworn, depose and say that they are the authorized signatories of the said instrument to be hereinafter described, and that the contents of the said instrument are true and correct, and of such stated fact as they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

David P. Nelson
Notary Public for the State of Washington
by appointment expires 01/15/2011

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTERN INVESTMENT GROUP, LLC, A WA LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBMIT AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 25 DAY OF FEBRUARY, A.D. 2008

DAVID P. NELSON
NAME
TITLE

DAVID P. NELSON
NAME
TITLE

STATE OF WASHINGTON) s.s.
COUNTY OF Blaine)



ADJACENT OWNERS:
21-14-16000-0001
WENATCHEE NATIONAL FOREST
215 MELDOR LANE
WENATCHEE WA 98801
21-14-16000-0002
JACK A FROST ETLX
PO BOX 1203
ENUMCLAW WA 99022
21-14-16000-0002
PUM CREEK NUMBER CO LP
COLUMBIAN FALLS MT 59912
21-14-16000-0005
JEFFREY G. RYBERG
SCOTT E ENKSEN
9928 171ST AVE SE
NEWCASTLE WA 98059

RECORDER'S CERTIFICATE 20080170030

Filed for record this 17 day of Sept 2008 at 2:20 PM in book 100, page 172, of the request of DAVID P. NELSON Surveyor's Name County Auditor David P. Nelson Deputy County Auditor

Under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, I have caused to be recorded in the office of the County Auditor, the following plat of land, to-wit: WESTERN INVESTMENT GROUP, LLC in FEB. 2008.

David P. Nelson
DAVID P. NELSON
DATE

Certificate No. 18092

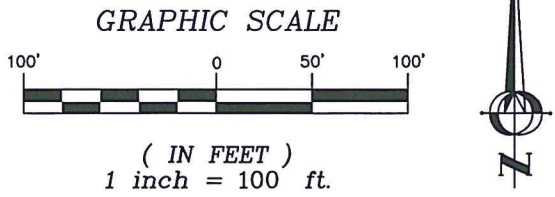
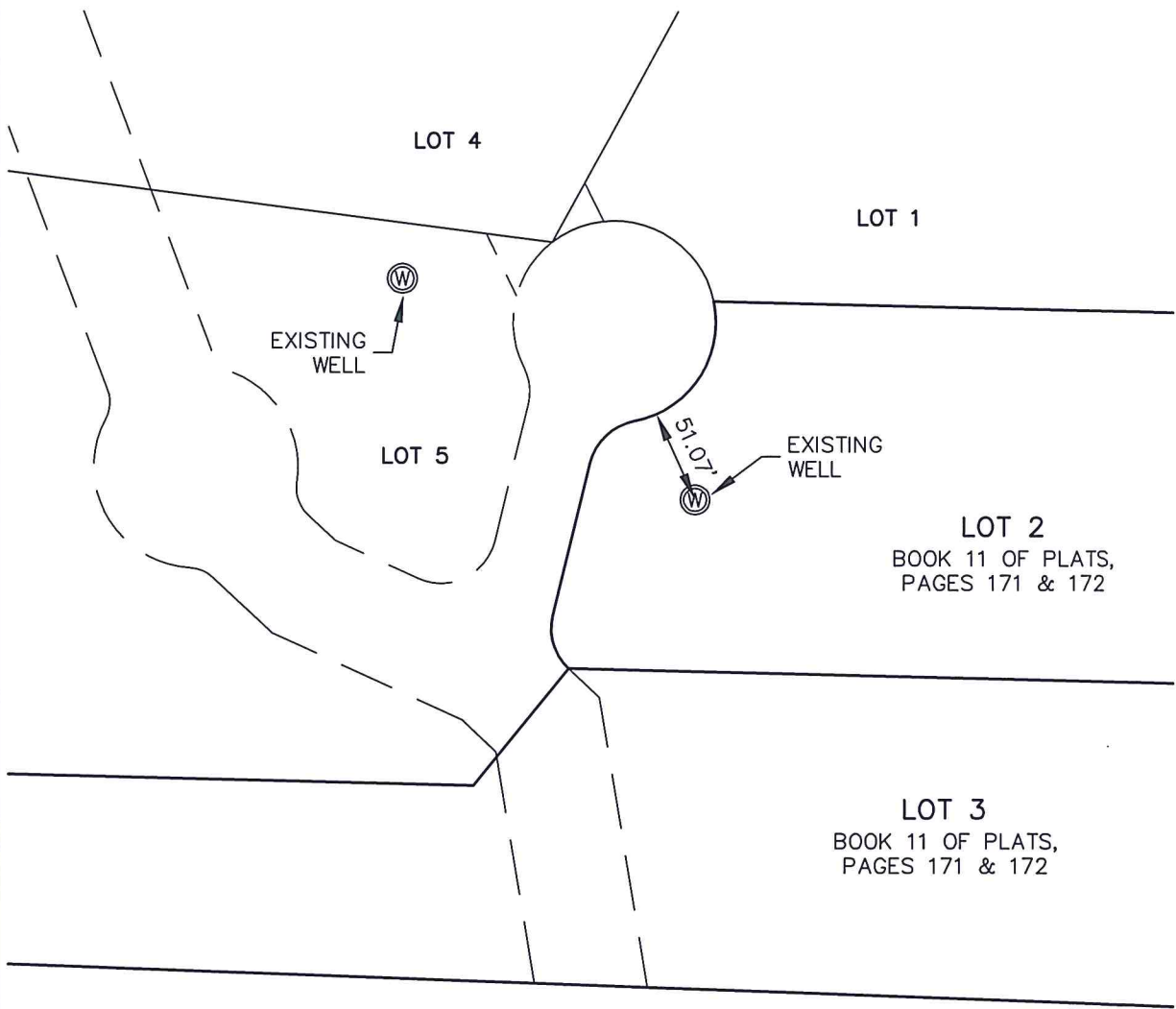


108 EAST 2ND STREET
CLEVELAND, WA 98922
PHONE: (509) 874-4119
FAX: (509) 874-4118

WESTERN INVESTMENT GROUP PLAT
LOCATED IN THE SW 1/4 SEC. 16, T. 21N, R. 14E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	02/08	06033
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

EXHIBIT
KITTITAS CO. TAX PARCEL NUMBERS 954986 & 954987
LOTS 2 & 3 OF THE WESTERN INVESTMENT GROUP PLAT P-06-47



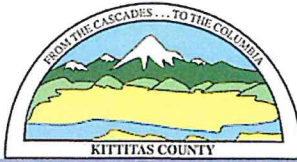
Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 145 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PREPARED FOR
 MARK BERGER

JOB NO. 06033
 DATE: 09/2017
 SCALE: 1"=100'

1
 SHEET



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CB-17-00014

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each combination request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Legal descriptions of the proposed lots.
- Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Tax Receipt (full-year taxes must be paid in full)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor Compas Information about the parcels.

APPLICATION FEE:

\$590.00 Community Development Services

\$150.00 Public Works

\$740.00 Total fees due for this application (Check made payable to KCCDS)

RECEIVED

OCT 12 2017

Kittitas County CD

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

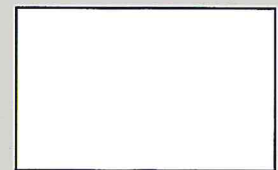
Handwritten signature

DATE:

10-12-17

RECEIPT #

CD17-00797



DATE STAMP HERE

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 04-10-2017

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: MARK BERGER
Mailing Address: 13719 114TH AVE E
City/State/ZIP: PUYALLUP WA 98374
Day Time Phone: 253-686-3100
Email Address: markberger64@yahoo.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING
Mailing Address: 407 SWIFTWATER BLVD
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-7433
Email Address: SWard@EncompassES.net

4. Street address of property:

Address: MORGAN CREEK ROAD
City/State/ZIP: RONALD WA 98940

5. Legal description of property (attach additional sheets as necessary):

LOT 2 & LOT 3, WESTERN INVESTMENT GROUP PLAT, P-06-47, BOOK 11 OF PLATS, PAGES 171 & 172, LOCATED IN THE SW 1/4 OF SECTION 16, TWN. 21 N., RGE. 14 E.

6. Tax parcel numbers: 954986 (21-14-16061-0002) & 954987 (21-14-16061-0003)

7. Property size: 3.09 ACRES & 3.78 ACRES (acres)

8. Land Use Information:

Zoning: SEE ATTACHED Comp Plan Land Use Designation: SEE ATTACHED

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

954986 (21-14-16061-0002) 3.09 AC.

6.87 ACRES

954987 (21-14-16061-0003) 3.78 AC.

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X Mark Byr _____

Oct 2/2017



Tax Status: 2017
paid in full

Treasurer's Office Review
By: [Signature] Date: 12-1-17
Kittitas County Treasurer's Office

Approved as submitted by Community Development Services

Planner: Chelsea Benner Signed: [Signature] Date: 12/1/17

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

954986 (21-14-16061-0002) 3.09 AC.

6.87 ACRES

954987 (21-14-16061-0003) 3.78 AC.

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X Mark Bey

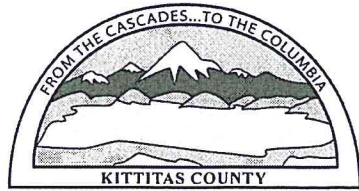
Oct 2/2017

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD17-00797

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: BERGER, MARK K
13524 174TH STREET CT E
PUYALLUP WA 98374-6803

Cashier: KATHY BOOTS
Payment Type: CHECK (8408)

Date: 10/12/2017

CB-17-00014 Parcel Combination		MORGAN CREEK RD RONALD		
<u>Fee Description</u>		<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination		\$590.00	\$590.00	\$0.00
Parcel Combination (Public Works)		\$150.00	\$150.00	\$0.00
CB-17-00014 TOTALS:		\$740.00	\$740.00	\$0.00
TOTAL PAID:			\$740.00	



**MARK BERGER
PARCEL COMBINATION
PROJECT OVERVIEW**

OVERVIEW:

The purpose of this application is to combine Lot 2, Kittitas County Parcel Number 954986 (21-14-16061-0002), and Lot 3, Kittitas County Parcel Number 954987 (21-14-16061-0003). Both lots are in the Commercial Forest and Rural Recreation Zone. The Land Use for both lots are Commercial Forest and Allowed Use.

UTILITIES:

The parcels are currently individual septic tank and drain field and individual/shared wells.

TRANSPORTATION:

Access to county roads via a 60.00 and 40.00 foot easement.

COMMENTS:

Attached are copies of the Assessor's Information as well as the recorded plat of the original lots.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS PARCEL COMBINATION APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

407 Swiftwater Blvd., Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



KITTITAS COUNTY WASHINGTON



TAXSIFTER

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PAYMENT CART(0)

Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: **954986** Owner Name: **BERGER, MARK K**
 DOR Code: **91 - Undeveloped - Land** Address1:
 Situs: **MORGAN CREEK RD RONALD** Address2: **13524 174TH STREET CT E**
 Map Number: **21-14-16061-0002** City, State: **PUYALLUP WA**
 Status: Zip: **98374-6803**
 Description: **ACRES 3.09; WESTERN INVESTMENT GROUP PLAT, LOT 2; SEC 16, TWP 21, RGE 14**
 Comment: **VALUE CHANGE;BOE AGREEMENT 09 FOR 10**

2017 Market Value

2017 Taxable Value

2017 Assessment Data

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$139,300	Land:	\$139,300	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$139,300	Total	\$139,300	Total Acres:	3.09000

Ownership

Owner's Name	Ownership %
BERGER, MARK K	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/26/16	2016-0707	3	2016-0707	KUCHIN, FABIAN	BERGER, MARK K	\$11,827
05/30/14	2014-0849	1	2014-0849	WESTERN INVESTMENT GROUP LLC	BERGER, MARK K	\$100,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	BERGER, MARK K	\$139,300	\$0	\$0	\$139,300	\$0	\$139,300
2016	BERGER, MARK K	\$102,380	\$0	\$0	\$102,380	\$0	\$102,380
2015	BERGER, MARK K	\$102,380	\$0	\$0	\$102,380	\$0	\$102,380
2014	BERGER, MARK K	\$102,380	\$0	\$0	\$102,380	\$0	\$102,380
2013	WESTERN INVESTMENT GROUP LLC	\$135,210	\$0	\$0	\$135,210	\$0	\$135,210

[View Taxes](#)

Parcel Comments

Date	Comment
04/01/10	VALUE CHANGE;BOE AGREEMENT 09 FOR 10
09/21/09	CHANGE TAXING DISTRICT FROM 31 TO 43 PER RESOLUTION NO. 2009-83. ANNEXING REAL PROPERTY INTO KC FIRE DISTRICT NO. 7, 09 FOR 10
10/15/08	CREATED NEW PLAT FROM PARENT PARCEL 21-14-16000-0004, (-.01 ACRES PER SURVEY), 08 FOR 09

Property Images

Click on an image to enlarge it.



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Data current as of: 9/11/2017 4:41 PM

TX_RollYear_Search: 2017



Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 954987 Owner Name: BERGER, MARK
 DGR Code: 91 - Undeveloped - Land Address1:
 Situs: MORGAN CREEK RD RONALD Address2: 13524 174TH STREET CT E
 Map Number: 21-14-16061-0003 City, State: PUYALLUP WA
 Status: Zip: 98374-6803
 Description: ACRES 3.78; WESTERN INVESTMENT GROUP PLAT, LOT 3; SEC 16, TWP 21, RGE 14
 Comment: VALUE CHANGE;BOE AGREEMENT 09 FOR 10

2017 Market Value

2017 Taxable Value

2017 Assessment Data

Land:	\$153,100	Land:	\$153,100	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$153,100	Total	\$153,100	Total Acres:	3.78000

Ownership

Owner's Name	Ownership %
BERGER, MARK	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/13/16	2016-0848	2	2016-0848	WESTERN INVESTMENT GROUP LLC	BERGER, MARK	\$60,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	BERGER, MARK	\$153,100	\$0	\$0	\$153,100	\$0	\$153,100
2016	BERGER, MARK	\$105,220	\$0	\$0	\$105,220	\$0	\$105,220
2015	WESTERN INVESTMENT GROUP LLC	\$105,220	\$0	\$0	\$105,220	\$0	\$105,220
2014	WESTERN INVESTMENT GROUP LLC	\$105,220	\$0	\$0	\$105,220	\$0	\$105,220
2013	WESTERN INVESTMENT GROUP LLC	\$134,610	\$0	\$0	\$134,610	\$0	\$134,610

[View Taxes](#)

Parcel Comments

Date	Comment
------	---------

04/01/10	VALUE CHANGE;BOE AGREEMENT JT 09 FOR 10
09/21/09	CHANGE TAXING DISTRICT FROM 31 TO 43 PER RESOLUTION NO. 2009-83. ANNEXING REAL PROPERTY INTO KC FIRE DISTRICT NO. 7, 09 FOR 10
10/15/08	CREATED NEW PLAT FROM PARENT PARCEL 21-14-16000-0004, (-.01 ACRES PER SURVEY), 08 FOR 09

Property Images

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TX_RollYear_Search: 2017



LEGAL DESCRIPTION
FOR
MARK BERGER PARCEL COMBINATION

LOT 2 OF THE WESTERN INVESTMENT GROUP PLAT, AS PER PLAT THEREOF RECORDED SEPTEMBER 17, 2008, IN BOOK 11 OF PLATS, PAGES 171 AND 172, UNDER AUDITOR'S FILE NUMBER 200809170030, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

LOT 3 OF THE WESTERN INVESTMENT GROUP PLAT, AS PER PLAT THEREOF RECORDED SEPTEMBER 17, 2008, IN BOOK 11 OF PLATS, PAGES 171 AND 172, UNDER AUDITOR'S FILE NUMBER 200809170030, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 6.87 ACRES, MORE OR LESS.

Western Washington Division

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